

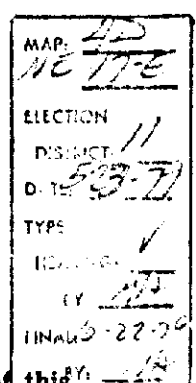
80-34-A 343 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, KIRSCH HOMES, INC., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.1B.4 (1802.1B.2, 1802.1B.3) permit a side yard setback of 30' in lieu of the required 50' for Lot No. 17 and a side yard setback of 20' in lieu of the required 50' for Lot No. 16.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Existing 50' side yard does not allow construction of a home that is homogeneous with the neighborhood.



Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Fred Kirsch, Jr. Legal Owner
Address 13716 Manda Mill Lane
Phoenix, Md. 21131

Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of May, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 103, County Office Building in Towson, Baltimore County, on the 2th day of August, 1979, at 10:00 o'clock

A. M.
John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S of Ravenhurst Circle : OF BALTIMORE COUNTY
opposite Antique Lane, 11th District :
KIRSCH HOMES, INC., Petitioner : Case No. 80-34-A

ORDER TO ENTER APPEARANCE

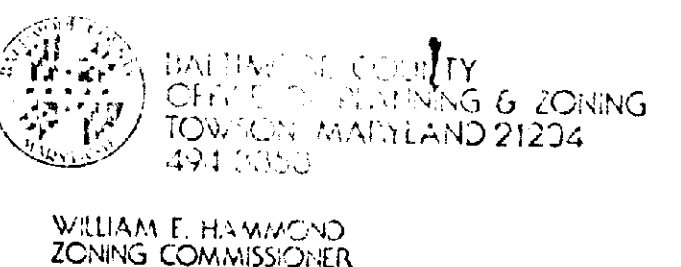
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of July, 1979, a copy of the foregoing Order was mailed to Mr. Fred Kirsch, Jr., President, Kirsch Homes, Inc., 13716 Manda Mill Lane, Phoenix, Maryland 21131, Petitioner.

John W. Hession, III
John W. Hession, III



August 30, 1979

Stephen C. Kirsch, Esquire
735 Equitable Building
Baltimore, Maryland 21201

RE: Petition for Variances
SE/S of Ravenhurst Circle opposite
Antique Lane - 11th Election District
Kirsch Homes, Inc. - Petitioner
NO. 80-34-A (Item No. 243)

Dear Mr. Kirsch:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel
Mrs. Martha Pasquale
Ravenhurst Community Association
4211 Ravenhurst Circle
Glen Arm, Maryland 21057

MCKEE, DUVAL & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD.

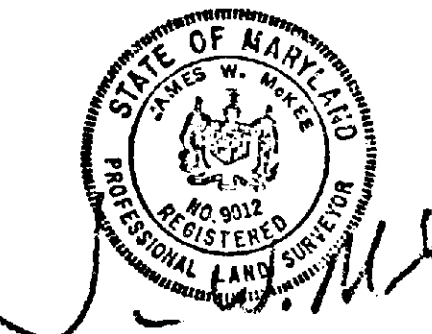
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

May 8, 1979

Description of 1.122 Acres of Land, More or Less
11th Election District
Baltimore County, Maryland

Beginning for the same on the easterly right-of-way line of Ravenhurst Circle fronting 172.53 feet more or less on said right-of-way with a depth of 315 feet more or less. Being known and designated as Lot No. 16, Section 5, Ravenhurst, said plat being recorded among the Flat Records of Baltimore County in Flat Book E.H.K., Jr. 39 Folio 131. Also being located just East of the intersection of Antique Lane and Ravenhurst Circle.



RECEIVED

MCKEE, DUVAL & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

1717 YORK RD.

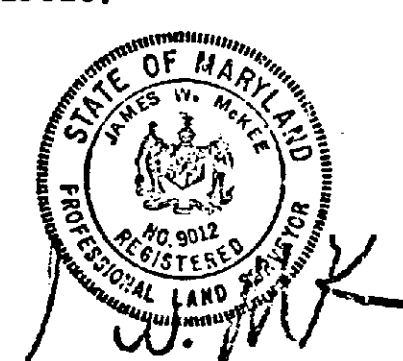
LUTHERVILLE, MARYLAND 21093

Telephone: (301) 252-5820

May 8, 1979

Description of 1.122 Acres of Land, More or Less
11th Election District
Baltimore County, Maryland

Beginning for the same on the easterly right-of-way line of Ravenhurst Circle fronting 160 feet more or less on said right-of-way line with a depth of 306 feet more or less. Being known and designated as Lot No. 17, Section 5, Ravenhurst, said plat being recorded among the Flat Records of Baltimore County in Flat Book E.H.K., Jr. 39 Folio 131. Also being located just East of the intersection of Antique Lane and Ravenhurst Circle.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert Date: July 30, 1979
FROM: Director of Planning
SUBJECT: Petition #80-34-A, Item #243

Petition for Variance for side yard setbacks
Southeast side of Ravenhurst Circle opposite Antique Lane
Petitioner - Kirsch Homes, Inc.

11th District

HEARING: Thursday, August 9, 1979 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

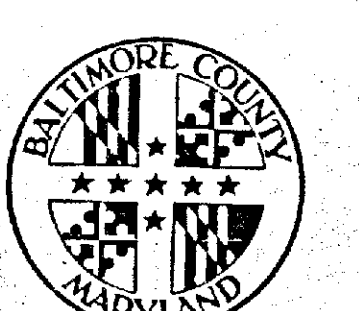
John D. Seyffert
John D. Seyffert
Director of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Fred Kirsch, Jr.
13716 Manda Mill Lane
Phoenix, Maryland 21131

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of May, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Kirsch Homes, Inc.
Petitioner's Attorney _____

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

JAN 22 1980

ORDER RECEIVED FOR FILING

DATE August 29, 1979

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be granted and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variances should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of August, 1979, that the herein Petition for Variances to permit side yard setbacks (southwest side) of 20 feet on Lot 16 and 30 feet on Lot 17 both in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Maintain side yard setbacks (northeast side) of 70 feet on Lot 16 and 62 feet on Lot 17, as shown on the site plan dated May 3, 1979.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Fred Kirsch, Jr.
13716 Manda Mill Lane
Phoenix, Maryland 21131

RE: Item: No. 243
Petitioner - Kirsch Homes, Inc.
Variance Petition

Dear Mr. Kirsch:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk
Enclosures
CC: McKee, KuVal, & Assoc., Inc.
1717 York Road
Lutherville, Md. 21093

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 9, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #243 (1978-1979)
Property Owner: Kirsch Homes, Inc.
S/ES Ravenhurst Cir. opp. Antique Lane
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 20' on Lot 16 and 30' on Lot 17 in lieu of the required 50'.
Acres: 2.299 District: 11th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117606, executed in conjunction with the development of Ravenhurst - Section Five, of which this property comprises Lots 16 and 17, Block "B" of the plat "Section Five Ravenhurst", recorded E.H.K., Jr. 39, Folio 131.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 243 (1978-1979).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, C. Warfield
U-SE Key Sheet
67 NE 17 Pos. Sheet
NE 17 E Topo
44 & 53 Tax Maps

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3211

LESUE H. GRAEF
DIRECTOR

July 31, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #243, Zoning Advisory Committee Meeting, May 29, 1979, are as follows:

Property Owner: Kirsch Homes, Inc.
Location: SE/S Ravenhurst Circle opposite Antique Lane
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 20' on Lot 16 and 30' on Lot 17 in lieu of the required 50'.
Acres: 2.299
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3350

STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment about the following items: Nos. 242, 243, and 244.

Sincerely,

[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mz

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 3, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 243, Zoning Advisory Committee meeting of May 29, 1979, are as follows:

Property Owner: Kirsch Homes, Inc.
Location: SE/S Ravenhurst Cir. opp. Antique La.
Existing Zoning: R.C. 1
Proposed Zoning: Variance to permit side setbacks of 20' on Lot 16 and 30' on Lot 17 in lieu of the required 50'.
Acres: 2.299
District: 11

Private water wells exist and sewage disposal systems are proposed. The dwellings and sewage disposal system must be constructed as per the approved building permit plot plans.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Date: June 15, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting of May 29, June 5 and June 1, 1979

MEETING May 29, 1979

ITEM 241 See Comments
242 See Comments
243 Standard Comments - No objections
244 Standard Comment - No Objections

MEETING June 5, 1979

ITEM 245 See Comments
246 Parking variance - No comment.
247 See Comments
248 Standard Comment

MEETING June 19, 1979

ITEM 249 See Comments
250 See Comments
251 See Comments
252 See Comments
253 See Comments
254 Standard Comment
255 See Comments

[Signature]
Ted Burnham, Chief
Plans Review

TB:rtj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond Date: July 6, 1979
FROM: [Signature]
SUBJECT: Zoning Advisory Committee Meeting of May 29, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 242 Property Owner: C & F Telephone Company of Maryland
Location: SE/C Westminster Pike & Harvestview Ave.
(Wolf Ave)
No Comments
ITEM # 243 Property Owner: Kirsch Homes, Inc.
Location: SE/S Ravenhurst Cir. opp. Antique La.
No Comments
ITEM # 244 Property Owner: Garry T. & Jerilene L. Warble
Location: W/S Cornwall Rd. 167.83' S Morningside Rd.
No Comments

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 25, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 29, 1979

RE: Item No: 241, 242, 243, 244
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

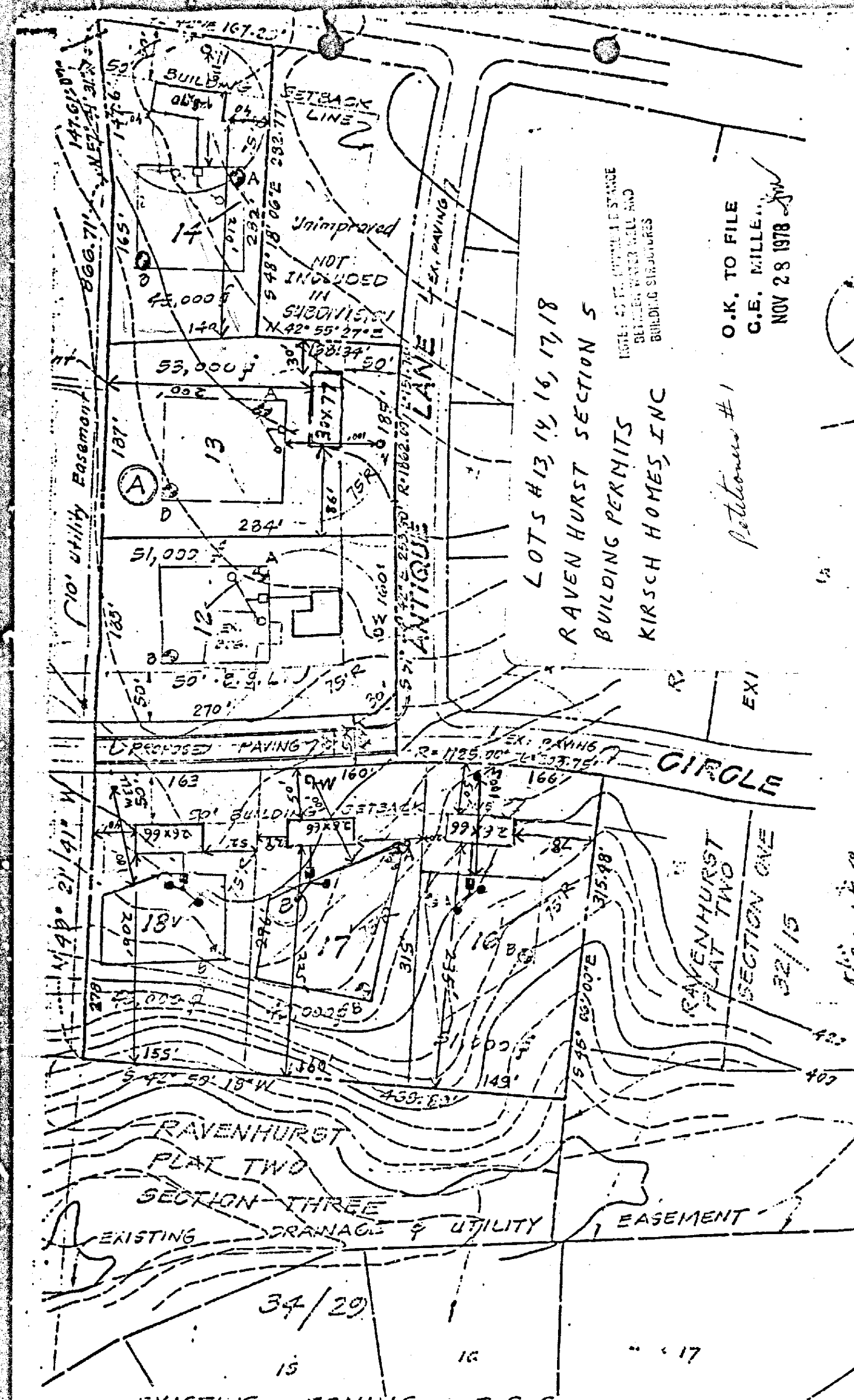
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTANIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER D. HAYDEN
ROBERT V. DUFF, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, DVM



PETITION FOR VARIANCE
11th DISTRICT

ZONING: Petition for Variance for side yard setbacks
LOCATION: Southeast side of Ravenhurst Circle opposite Antiqua Lane
DATE & TIME: Thursday, August 9, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 20 feet on Lot 16 and 30 feet on Lot 17 in lieu of the required 50 feet.

The Zoning Regulation to be applied as follows:
Section 1402.1B4 (1A01.3B3 and 100.3) - side yard setbacks

All that parcel of land in the Seventh District of Baltimore County

Beginning for the same on the easterly right-of-way line of Ravenhurst Circle fronting 172.82 feet more or less a said right-of-way line with a depth of 315 feet more or less, being known and designated as Lot No. 16, Section 5, Ravenhurst, said plat being recorded among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. 38 Folio 131. Also being located just East of the intersection of Antiqua Lane and Ravenhurst Circle.

Beginning for the same on the easterly right-of-way line of Ravenhurst Circle fronting 172.82 feet more or less on said right-of-way line with a depth of 306 feet more or less, being known and designated as Lot No. 17, Section 5, Ravenhurst, said plat being recorded among the Plat Records of Baltimore County in Plat Book E.H.K. Jr. 38 Folio 131. Also being located just East of the intersection of Antiqua Lane and Ravenhurst Circle.

Being the property of Kirsch Homes, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, August 9, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
July 19

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 19, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 19th day of August, 1979, the first publication appearing on the 19th day of July 1979.

THE JEFFERSONIAN

L. Frank Stricker
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE
11th District

ZONING: Petition for Variance for side yard setbacks
LOCATION: Southeast side of Ravenhurst Circle opposite Antiqua Lane
DATE & TIME: Thursday, August 9, 1979 at 10:00 A.M.
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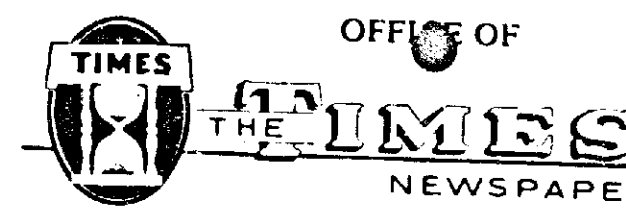
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Being the property of Kirsch Homes, Inc., as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, August 9, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
July 19



TOWSON, MD. 21204 July 19 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Kirsch Homes, Inc.

was inserted in the following:

- | | |
|---|--|
| <input type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input checked="" type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 20th day of July 1979, that is to say, the same was inserted in the issues of July 19, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Easter Burger*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 7/24/79

Posted for: Petition for Variance

Petitioner: Kirsch Homes, Inc.

Location of property: SE 1/4 Ravenhurst Co., opp. Antiqua Lane

Location of Sign: On front of lot 16 & 17 in front of lot 17 with facing Ravenhurst Co.

Remarks: See plan

Posted by: See plan Date of return: 7/27/79

Signature

2 signs

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83156

DATE August 29, 1979 ACCOUNT 01-662

AMOUNT \$57.81

RECEIVED FROM: Kirsch Homes, Inc.

FOR: Advertising and Posting for Case No. 80-31-A

57.81

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78770

DATE July 2, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: McKee, DuVall & Associates, Inc.

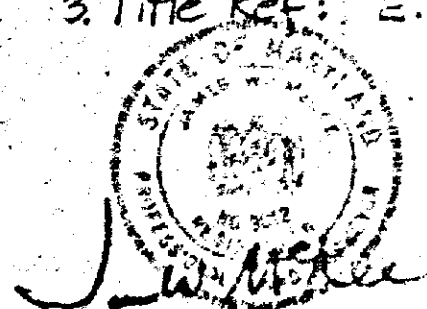
FOR: Advertising and Posting of Case #80-31-A

25.00

VALIDATION OR SIGNATURE OF CASHIER



1. Existing Zoning of Property : R.C. - 4
2. Proposed Use: Residential, with a variance to Section 1A03.4 B-4 of the Baltimore County Zoning Regulations to allow a 20' sideyard (50' combined) setback in lieu of the required 50' sideyard setback.
3. Title Ref.: E.H.K., Jr. 5970, folio 293



McKEE, DUVAL, & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS
1717 YORK ROAD ~ LAN LEA BLDG. ~ LUTHERVILLE, MD. 21093

PLAT TO ACCOMPANY
PETITION FOR
VARIANCE to ZONING

AT
LOT Nos. 16 & 17
 OF
SECTION # FIVE
 "RAVENHURST"

11th Election District Baltimore, Md.
Scale: 1" = 100' May 3, 1979

PLAT REFERENCE
E.H.K., Jr. Δ 39:131

MAP 412
NET 17-E
SECTION
D. O. C. 11
U. S. 523-3
TYPE
METRIC U
BY MA
FINAL
BY: